

RETURN TO: Clean Water Services
Mail Stop 10
2550 SW Hillsboro Highway
Hillsboro, OR 97123

Tax Lot No.: R2402 00390
Square Feet: 702

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202002022



\$96.00

00577984202000020220040046

02/07/2020 02:07:04 PM

DMR-EDMR Cnt=1 Str=3 SUTTONS
\$20.00 \$5.00 \$11.00 \$60.00

EASEMENT FOR SANITARY SEWER

Name of GRANTOR: Yamhill County

Address: 434 NE Evans Street, McMinnville Oregon

GRANTOR, owner of the property described herein, does hereby grant and convey unto Clean Water Services, GRANTEE, the right to lay down, construct and perpetually maintain a sewer (or sewers) through, under and along the property described on Exhibit A and depicted on Exhibit B attached hereto and by this reference incorporated herein (Easement Area). This easement shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors and assigns. No structure shall be erected in the Easement Area without the written consent of GRANTEE. GRANTEE shall not have any responsibility for pre-existing environmental contamination or for environmental contamination caused by GRANTOR or any third party of the Easement Area.

The consideration for this grant is non-monetary.

YAMHILL COUNTY

By: *Caryn Kille*

Title: *Chair, Board of Commissioners*

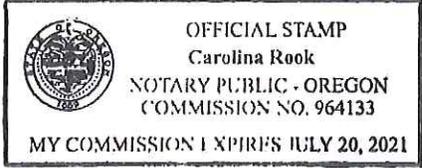
Date: *Jan 28, 2020*

NOTARIZE DOCUMENT BELOW

STATE OF Oregon)
)
County of Yamhill)

This instrument was acknowledged before me on January 28, 2020 (date) by Casey Kulla as Chair, Board of Commissioners (title) of Yamhill County.

Carolina Rook
Notary Public



ACCEPTED

APPROVED AS TO FORM

By: [Signature]
Chief Executive Officer or Designee
Clean Water Services

[Signature]
District Counsel

Accepted by Yamhill County
Board of Commissioners on
1/23/2020 by Board Order
20-31



TELEPHONE (503) 357-5717
FAX (503) 357-5698
www.stuntzner.com

2318-B Pacific Avenue
Forest Grove, Oregon 97116

COOS BAY • FOREST GROVE • DALLAS • JUNCTION CITY

EXHIBIT "A"

Clean Water Services
Gaston Pedestrian Bridge
October 17, 2019

Tax Map 2S 4 02
Tax Lot 390
Grantor: Yamhill County

PARCEL 1 (SANITARY SEWER EASEMENT)

A parcel of land in the northeast quarter of Section 2, Township 2 South, Range 4 West, W.M., Yamhill County, Oregon more particularly described as follows:

Commencing at a 5/8" iron rod on the south boundary of Instrument No. 1998-25237, Records of Yamhill County, Oregon, (also being the north boundary of Parcel 4 of Instrument No. 2011-1676, Records of Yamhill County, Oregon) thence along the south boundary of said Instrument No. 1998-25237, South 88°34'00" East 95.07 feet to a 5/8" iron rod marking the southeast corner thereof;
Thence North 74°03'26" West 81.04 feet to a point on the northerly boundary of the easement described per Volume 218, Page 2165, Records of Yamhill County, Oregon, and the **TRUE POINT OF BEGINNING**;
Thence along said northerly boundary, North 78°00'48" East 79.16 feet;
Thence along the westerly boundary of said Volume 218, Page 2165, North 4°41'35" West 1.29 feet to the north boundary of said Instrument No. 1998-25237;
Thence along said north boundary of said Instrument No. 1998-25237, North 88°34'00" West 66.26 feet;
Thence South 29°46'57" West 22.33 feet to the point of beginning.

Containing 702 square feet or 0.02 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

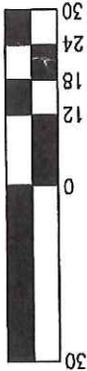
OREGON
July 12, 2005
Corey M. Woodruff
62978

EXPIRES 6/30/20

EXHIBIT "B"

CLEAN WATER SERVICES
SANITARY SEWER EASEMENT

SCALE 1" = 30 Feet



FOUND 5/8" IRON ROD
PER SN26,451
BEARS S78°44'41"W 0.64'
FROM CALCULATED LOCATION

TO WHEE, LLC
INSTRUMENT
NO. 2007-01165

15 FT. WIDE SEWER
EASEMENT TO UNIFIED
SEWERAGE AGENCY
PER VOL. 218,
PAGE 2160

PARCEL 1
SEWER EASEMENT
702 SQUARE FEET
0.02 AC.

N88°34'00"W 131.19'
(N88°34'W 131.10')(A)

YAMHILL COUNTY
INSTRUMENT NO.
1998-25237

POINT OF
BEGINNING

15 FT. WIDE SEWER
EASEMENT TO UNIFIED
SEWERAGE AGENCY
PER VOL. 218, PAGE 2165

LONG CHORD = (N82°43'26"W 25.44')(B)

LINE	BEARING	DISTANCE
L1	N78°00'48"E	79.16'
L2	N04°41'35"W	1.29'
L3	N88°34'00"W	66.26'
L4	S29°46'57"W	22.33'

LEGEND

- FOUND MONUMENT AS NOTED
- () RECORD DIMENSION
- SUBJECT EASEMENT AREA
- EASEMENT AREA TO BE GRANTED BY OTHERS
- SN WASHINGTON COUNTY SURVEY NO.
- CSP YAMHILL COUNTY SURVEY NO.

FOUND 5/8" IRON ROD
PER CSP4032
A 5/8" IRON ROD PER
SN 26,451 BEARS
N87°01'20"W 1.42'

N04°41'35"W 7.08'
(N04°41'35"W 7.15')(B)

N43°29'37"E 53.80'
(N43°29'E 53.78')(A)

S88°34'00"E 95.07'
(S88°34'E 95.15')(B)
BASIS OF BEARING

POINT OF
COMMENCEMENT
5/8" IRON ROD
PER CSP4032

5/8" IRON ROD PER
CSP4032 AT THE
NORTHEAST CORNER OF
PARCEL 4, INSTRUMENT
NO. 2011-16786

PARCEL 4 OF
YAMHILL COUNTY
INSTRUMENT NO. 2011-16786

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 12, 2005
Corey M. Woodruff
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EXPIRES 6/30/20



PHONE: (503) 357-5717
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www.stuntzner.com
2318-B PACIFIC AVE.
FOREST GROVE, OR 97116
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB # 319076
DATE: 10/17/19
DRAWN BY: CMW
CHECKED BY: JMH

PREPARED
FOR:
Clean Water Services
Hillsboro, OR

FILE NAME: CWS - GASTON_LOWER.dwg
SHEET 1 OF 1